Tax Map/Block/Parcel
No. 79-9-207

Building Permit/Zoning
Certificate 95-0190

Case ZA-164

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

APPLICANT: Albert Seivold
7309 Marriottsville Rd.
Marriottsville, MD 21104

REQUEST: A variance reducing the minimum side yard requirement from 50 feet to about 40 feet to permit division of the property.

LOCATION: 7309 Marriottsville Rd., in E.D. 5, lot 1 in Shipley's Property, a subdivision recorded at 20/40.

APPLICABLE REGULATIONS: Art. 5, Sec. 5.5, Art.15, Sec. 15.5.

HEARING HELD: March 1, 1995

FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 50 foot side yard requirement for an existing dwelling are as follows:

a) The property is entitled to a lot by subdivision. The location of the existing dwelling was determined by topography and percs.

b) The proposed lot must be accessed by an in-fee strip along the edge of the property. A strip at the other edge of the property is not feasible because of wetlands and topography.

c) The variance request has been minimized by reduction of the in-fee strip as it passes the dwelling to ten (10) feet.

DATE: 3-10-95

Solveig L. Smith
Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case 164.DEC